

098.0

0005

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

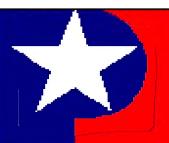
898,400 / 898,400

USE VALUE:

898,400 / 898,400

ASSESSED:

898,400 / 898,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
38		FROST ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: STAFFIERE MARIA A &	
Owner 2: STAFFIERE ARTHUR C JR	
Owner 3:	

Street 1: 38 FROST ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: TALARICO PAUL J -	
Owner 2: TALARICO HORNE SHEILA M -	

Street 1: 38 FROST ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .241 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Wood Shingle Exterior and 2607 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R0
o	LARGE LOT
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

BUILDING PERMITS	
Date	Number
12/11/2015	1904

Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
Redo Bas	8,000					
Re-Roof	3,500					

ACTIVITY INFORMATION	
Date	Result
10/18/2018	MEAS&NOTICE
4/29/2016	Sales Review
2/13/2013	Inspected
4/8/2009	Meas/Inspect
7/9/2003	MLS
11/8/2000	Hearing Chag
10/19/1999	Meas/Inspect
7/25/1991	KT

Sign:	VERIFICATION OF VISIT NOT DATA
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LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj

Sq. Ft.	Site
0	70. 0.70 4

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
514,078						514,100	

Total AC/HA: 0.24059	Total SF/SM: 10480	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON

Total:	514,078	Spl Credit	

Total:	514,100

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 19 - Ranch	1	Rating: Average																		
Sty Ht: 1 - 1 Story		A Bath:	Rating:																	
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Average																	
Foundation: 1 - Concrete		A 3QBth:	Rating:																	
Frame: 1 - Wood		1/2 Bath: 1	Rating: Fair																	
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:																	
Sec Wall: 26 - Wood	2%	OthrFix:	Rating:																	
Roof Struct: 1 - Gable		OTHER FEATURES																		
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average																	
Color: GREY		A Kits:	Rating:																	
View / Desir:		Fpl: 2	Rating: Average																	
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)		CONDOS INFORMATION																		
Year Blt: 1954	Eff Yr Blt:	Location:																		
Alt LUC:	Alt %:	Total Units:																		
Jurisdct: G4	Fact: .	Floor:																		
Const Mod:		% Own:																		
Lump Sum Adj:		Name:																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 1 - Drywall		Functional:	%	Interior:	1	7	3													
Sec Int Wall:	%	Economic:	%	Additions:																
Partition: T - Typical		Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood		Override:	%	Baths:																
Sec Floors: 4 - Carpet	50 %	Total:	18.6 %	Plumbing:																
Bsmnt Flr: 14 - Asphalt Tile		CALC SUMMARY				COMPARABLE SALES				NET AREA				SUB AREA						
Subfloor:		Basic \$ / SQ:	100.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar: 2		Size Adj.: 1.25414276							BMT	Basement	1,738	59.890	104,097	BMT	100	GFB	50	G		
Electric: 3 - Typical		Const Adj.: 0.99495000							FFL	First Floor	1,738	124.780	216,869							
Insulation: 2 - Typical		Adj \$ / SQ: 124.781							WDK	Deck	168	11.890	1,998							
Int vs Ext: S		Other Features: 104164							OPP	Open Porch	20	43.780	876							
Heat Fuel: 2 - Gas		Grade Factor: 1.10																		
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																		
# Heat Sys: 1		NBHD Mod:																		
% Heated: 100	% AC: 100	LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO	Adj Total: 470805																		
% Com Wal	% Sprinkled	Depreciation: 87570																		
		Depreciated Total: 383235																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 098-0-0005-0001.0				IMAGE				AssessPro Patriot Properties, Inc			
SPEC FEATURES/YARD ITEMS																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
19	Patio	D	Y	1	16X23	A	AV	2016	3.27	T	5	101			1,100			1,100		
More: N	Total Yard Items:	1,100	Total Special Features:													Total:	1,100			